

114.0

0007

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
740,600 / 740,600
740,600 / 740,600
740,600 / 740,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
262		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NAYLOR CHRISTOPHER	
Owner 2: CITRIN LISA A	
Owner 3:	

Street 1: 262 WASHINGTON ST

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: IGO FRANCIS E TR -

Owner 2: -

Street 1: 262 WASHINGTON ST

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Vinyl Exterior and 1872 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

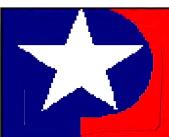
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6096		Sq. Ft.	Site		0	70.	0.99	5									422,018						422,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6096.000	315,000	3,600	422,000	740,600		73388
							GIS Ref
							GIS Ref
							Insp Date
							10/26/18


Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	73388
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	08:06:58
LAST REV Date	Time
07/21/21	10:54:10
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	315,000	3600	6,096.	422,000	740,600		Year end	12/23/2021
2021	101	FV	257,000	3600	6,096.	422,000	682,600		Year End Roll	12/10/2020
2020	101	FV	257,000	3600	6,096.	422,000	682,600	682,600	Year End Roll	12/18/2019
2019	101	FV	237,200	3600	6,096.	428,000	668,800	668,800	Year End Roll	1/3/2019
2018	101	FV	237,200	3600	6,096.	319,500	560,300	560,300	Year End Roll	12/20/2017
2017	101	FV	237,200	3600	6,096.	289,400	530,200	530,200	Year End Roll	1/3/2017
2016	101	FV	237,200	3600	6,096.	277,300	518,100	518,100	Year End	1/4/2016
2015	101	FV	209,700	3600	6,096.	235,100	448,400	448,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IGO FRANCIS E T	50525-513		12/27/2007		417,000	No	No		
	13838-713		11/16/1979			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2020	1177	Addition	73,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
3/20/2009	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
4/10/2000	Inspected	276	PATRIOT
2/16/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

